

PARCEL 4-WD2
MCKINLEY AVENUE/SOUDER AVENUE
0.213 ACRE

Being a parcel of land lying on the left side of the centerline of right-of-way of McKinley Avenue as shown on a centerline survey plat set made in 2020 for The City of Columbus, Ohio titled "McKINLEY AVENUE/SOUDER AVENUE" as recorded in Plat Book _____, Page _____ of the records of Franklin County, Ohio:

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Survey Number 1393 of the Virginia Military District, being part of Lots 90, 91, and 92 of the subdivision entitled "Caputo's Addition No. 2" of record in Plat Book 10, Page 320, part of John Street vacated by City of Columbus Ordinance Number 1843-97, part of the alley vacated by City of Columbus Ordinance Number 1442-63, and being out of the 1.055 acre tract conveyed to CHI FRANKLINTON, LP by deed of record in Instrument Number 201902210020129, (all references are to the records of the Recorder's Office, Franklin County, Ohio, unless stated otherwise) and being more particularly described as follows:

BEGINNING at an iron pin set at the northwesterly corner of Lot 86 of said "Caputo's Addition No. 2" conveyed to GFS Chemicals, Inc. by deeds of record in Official Record 2273A05 and Instrument Number 201705040060075, a southwesterly corner of said 1.055 acre tract, and in the easterly right-of-way line of Hartford Avenue (50 foot right-of-way width) as dedicated in Plat Book 10, Page 320, located 23.50 feet right of the proposed centerline of right-of-way of John Street station 10+12.07;

Thence North 04° 00' 57" East, with a westerly line of said 1.055 acre tract and partly with said easterly right-of-way line and an easterly line of the 2.288 acre tract conveyed to OBM HQ, LLC by deed of record in Instrument Number 201902070015372, a distance of 55.00 feet to an iron pin set at a corner of said 1.055 acre and 2.288 acre tracts, located 31.50 feet left of the proposed centerline of right-of-way of John Street station 10+12.06;

Thence with the line common to said 1.055 acre and 2.288 acre tracts, across said Lots 92, 91, and 90, and across said vacated alley, the following courses and distances:

South 85° 58' 19" East, a distance of 38.07 feet to an iron pin set at a point of curvature, located 31.48 feet left of the proposed centerline of right-of-way of John Street station 10+50.65;

with the arc of a curve to the left, having a central angle of 13° 24' 09", a radius of 120.00 feet, an arc length of 28.07 feet, a chord bearing of North 87° 19' 37" East and chord distance of 28.01 feet to an iron pin set at a point of tangency, located 32.02 feet left of the proposed centerline of right-of-way of John Street station 10+83.82;

North 80° 37' 32" East, a distance of 2.02 feet to an iron pin set at a point of curvature, located 32.09 feet left of the proposed centerline of right-of-way of John Street station 10+85.42;

with the arc of a curve to the right, having a central angle of 13° 24' 09", a radius of 230.00 feet, an arc length of 53.80 feet, a chord bearing of North 87° 19' 37" East and chord distance of 53.68 feet to an iron pin set at a point of tangency, located 29.81 feet left of the proposed centerline of right-of-way of John Street station 11+35.74;

South 85° 58' 19" East, a distance of 46.72 feet to an iron pin set, located 29.50 feet left of the proposed centerline of right-of-way of John Street station 11+80.91;

South 04° 01' 41" West, a distance of 55.00 feet to an iron pin set at a common corner thereof and in the northerly line of the 0.0389 acre tract conveyed as Parcel 2 to GFS Chemicals, Inc. by deed of record in Official Record 27612H07, located 25.50 feet right of the proposed centerline of right-of-way of John Street station 11+80.91;

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Thence North 85° 58' 19" West, partly with a line common to said 1.055 acre and 0.0389 acre tracts, partly across said 1.055 acre tract and said vacated John Street, a distance of 46.72 feet to an iron pin set at a point of curvature, located 25.09 feet right of the proposed centerline of right-of-way of John Street station 11+32.47;

Thence across said 1.055 acre tract and said vacated John Street, with the arc of a curve to the left, having a central angle of 13° 24' 09", a radius of 175.00 feet, an arc length of 40.94 feet, a chord bearing of South 87° 19' 37" West and chord distance of 40.84 feet to an iron pin set at a point of tangency, located 22.84 feet right of the proposed centerline of right-of-way of John Street station 10+88.38;

Thence South 80° 37' 32" West, across said 1.055 acre tract and said vacated John Street, a distance of 2.02 feet to an iron pin set at a point of curvature, located 22.91 feet right of the proposed centerline of right-of-way of John Street station 10+86.56;

Thence across said 1.055 acre tract and said vacated John Street, with the arc of a curve to the right, having a central angle of 13° 24' 09", a radius of 175.00 feet, an arc length of 40.94 feet, a chord bearing of South 87° 19' 37" West and chord distance of 40.84 feet to an iron pin set at a point of tangency in the northerly line of Lot 87 of said "Caputo's Addition No. 2" and the southerly line of said vacated John Street, located 23.52 feet right of the proposed centerline of right-of-way of John Street station 10+49.83;

Thence North 85° 58' 19" West, partly across said 1.055 acre tract, with the southerly line of said vacated John Street, the northerly line of said Lots 86 and 87, and partly with a southerly line of said 1.055 acre tract, a distance of 38.06 feet to the POINT OF BEGINNING, containing 0.213 acre, more or less, from Auditor's Parcel Number 010-299408.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2007). Control for bearings was from coordinates of monuments "COC 13-83" and "COC 1-83", having a bearing of North 72° 45' 54" East, as established by the Franklin County Engineering Department.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Registered Surveyor Number 8485 in September 2018.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Professional Surveyor No. 8485

Date